

Document No. 4208
Voted at Meeting of 7/1/82

BOARD OF APPEAL REFERRALS

July 1, 1982

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14. Z-5737-5749 Boston Housing Authority / John M. Corcoran & Co.
1-34 Fidelis Way, Brighton

MEMORANDUM

July 1, 1982

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 7/13/82

Z-5664
Ernest Bianco
1607 Dorchester Avenue, Dorchester
at Melville Avenue

Gas service station

District(s):	apartment _____	general business _____	industrial _____
	residential <u>R-.8</u>	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: change occupancy from filling station, and two-car lubritorium to filling station, two-car lubritorium, and repair shop garage.

Violation(s):
Section

Repair shop garage is forbidden use.

Proposal would have an adverse effect on the residential neighborhood. Abutters and neighbors are opposed for following reasons: overflow cars parked on street; improper disposal of oil into catch basins; overnight parking on residential side street, additional noise and dirt. Recommend denial.

VOTED: In reference to petition Z-5664, Ernest Bianco, 1607 Dorchester Avenue, Dorchester, for a forbidden use for change of occupancy from filling station and two-car lubritorium to filling station, two-car lubritorium, and repair shop garage in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Proposal would have an adverse effect on residential neighborhood. Abutters and neighbors are opposed for following reasons: overflow cars parked on street, improper disposal of oil into catch basins, overnight parking on residential side street, additional noise and dirt.

1607 DORCHESTER AVE
FIELDS CORNER
STATION
(DOR.)



Board of Appeal Referrals 7/1/82

Hearing: 7/13/82

Z-5665

174 Commonwealth Association

Janet Hurwitz

174 Commonwealth Avenue, Boston

near Dartmouth Street

Four-story structure

District(s): apartment H-3-65 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect nine-foot wall in rear yard.

Violation(s):
Section

Open space is insufficient.

Within required rear yard, wall may not exceed six feet in height.

Proposal will enclose rear yard space for use of adjacent residential unit.
Recommend approval.

VOTED: In reference to petition Z-5665, 174 Commonwealth Association, 174 Commonwealth Avenue, Boston, for two variances to erect nine-foot wall in an apart- (H-3-65) district, the Boston Redevelopment Authority recommends approval. Wall will enclose previously unused space for adjacent residential unit.



2-5665
CITY OF BOSTON
PLANNING DEPT.
UNIT 10
COMMONWEALTH AVE.
(B & R)
ST. JAMES MURKIN

174

TRINITY

COPLEY
SQUARE

STREET

NOTION

OLD SOUTH
CHURCH

COPLEY
METHODIST
CHURCH

COMMONWEALTH
ON SUBJECTS
MANAGEMENT
DEPARTMENT
OF BOSTON

NEWBURY

PRINCE SCHOOL

COMMONWEALTH
PARKING

COMMONWEALTH

MAP-BOROUGH

EXETER

BEACON

DARTMOUTH

CLARENDON

UNITARIAN
CHURCH
IN BOSTON

FIRST
LUTHERAN
CHURCH

CHURCH OF THE
COMFORT

FIRST BAPTIST
CHURCH

TRINITY
CHURCH

Board of Appeal Referrals 7/1/82

Hearing: 7/13/82

Z-5666

Robert P. Nugent, Jr.
8-10 Silver Street, South Boston
at Dorchester Avenue

Two-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-1

Purpose: change occupancy from canvas, metal, and spinning company to
one apartment and offices.

Violation(s):
Section

One-family dwelling is conditional use.

Proposal will rehabilitate and restore a vacant abandoned structure for
owner residential occupancy. St. Vincent's Neighborhood Group indicates
support. Recommend approval.

VOTED: In reference to petition Z-5666, Robert P. Nugent, Jr.,
8-10 Silver Street, South Boston, for a conditional use
for change of occupancy from canvas, metal, and spinning
company to one apartment and offices in a manufacturing
(M-1) district, the Boston Redevelopment Authority recom-
mends approval. Proposal will rehabilitate and restore
a vacant abandoned structure for owner residential occu-
pancy.



Z-5666
8-10 SILVER ST
(S.B.)

Board of Appeal Referrals 7/1/82

Hearing: 7/13/82

Z-5692
Anthony Wine
37 Bowdoin Street, Boston
near Derne Street

Four-story structure

District(s):	apartment <u>H-2-65</u>	general business _____	industrial _____
	residential _____	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: change occupancy from lodging house and restaurant to
lodging house, retail store, and shoe repair.

Violation(s):
Section

Retail store is a forbidden use.

Occupancy existing and appropriate at this location. Recommend approval.

VOTED: In reference to petition Z-5692, Anthony Wine,
37 Bowdoin Street, Boston, for a forbidden use
for change of occupancy from lodging house and
restaurant to lodging house, retail store, and
shoe repair in an apartment (H-2-65) district,
the Boston Redevelopment Authority recommends
approval. Occupancy existing and appropriate
at this location.



Z-5692
37 BOWDOIN ST.
(B.P.)

Board of Appeal Referrals 7/1/82

Hearing: 7/13/82

Z-5693

Richard Dearborn

1422 Centre Street, Roslindale
at Knoll Street

Gas service station

District(s):	apartment	general business	industrial
	residential R-.5	local business L-.5	waterfront
	single family		manufacturing

Purpose: erect one-story addition.

Violation(s):

Section

Extension of a nonconforming use.

Front and rear yards are insufficient.

Petitioner proposes to erect an additional bay to service facility.
No response from abutters. Recommend approval with proviso.

VOTED: In reference to petition Z-5693, Richard Dearborn, 1422 Centre Street, Roslindale, for extension of a nonconforming use and two variances to erect a one-story addition to gas service station in residential (R-.5) and local business (L-.5) districts, the Boston Redevelopment Authority recommends approval provided that facility complies with Board of Appeal guidelines for gas service stations.



275693

1422 CENTRE ST
(R05)

Board of Appeal Referrals 7/1/82

Hearing: 7/13/82

Z-5694

Nicholas Polymeros
41(r) Corey Street, West Roxbury
near Centre Street

One-story structure

District(s):	apartment_____	general business	B-1	industrial	_____
	residential_____	local business	_____	waterfront	_____
	single family_____			manufacturing	_____

Purpose: change occupancy from office building to two apartments and retail store; erect one-story addition.

Violation(s):

Extension of a nonconforming use.

Lot area, side yard, rear yard, off-street parking are insufficient.

Addition will be constructed on roof of existing rear retail structure. Owner's son will occupy one of the two residential units. Occupancy is consistent with adjacent properties. Abutters have no objections.
Recommend approval with proviso.

VOTED: In reference to petition Z-5694, Nicholas Polymeros, 41(r) Corey Street, West Roxbury, for an extension of a nonconforming use and four variances for change of occupancy from office building to two apartments and retail store in a general business (B-1) district, the Boston Redevelopment Authority recommends approval provided that plans are submitted for design review.



Z-5694

4(R) COREY ST.
(W.R.)

Board of Appeal Referrals 7/1/82

Hearing: 7/13/82

Z-5695

Anthony Cassis

1326 Columbia Road, South Boston
at Covington Street

Three-story structure

District(s): apartment H-1-50 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from three-family dwelling to four apartments.

Violation(s):

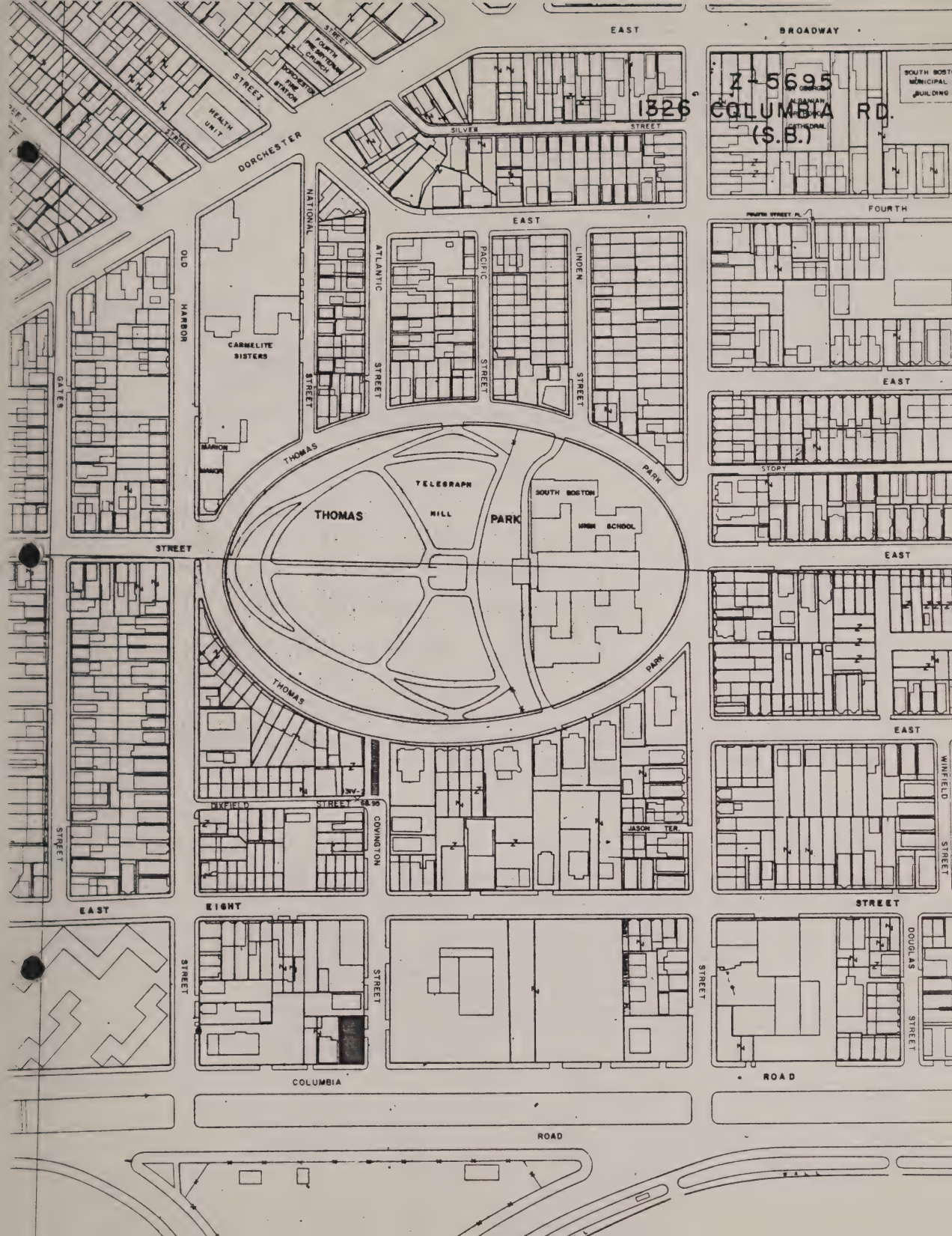
Dwelling converted for more families which does not meet floor area and open space requirements is a forbidden use.

Lot area and open space are insufficient.

Floor area ratio is excessive.

Occupancy existing and compatible with surrounding residential neighborhood.
Recommend approval.

VOTED: In reference to petition Z-5695, Anthony Cassis, 1326 Columbia Road, South Boston, for a forbidden use and two variances for change of occupancy from three-family dwelling to four apartments in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Occupancy existing and compatible with surrounding residential neighborhood.



EAST

BROADWAY

Z-5695
COLUMBIA RD.
(S.B.)

SOUTH BOSTON
MUNICIPAL
BUILDING

FOURTH STREET

EAST

EAST

EAST

STREET

WINDFIELD STREET

DOUGLAS STREET

ROAD

ROAD

WALL

Board of Appeal Referrals 7/1/82

Hearing: 7/ 3/82

Z-5696
Phyllis Osborne
3 Parley Vale, Jamaica Plain
near Parley Avenue

2½-story structure

District(s):	apartment _____	general business _____	industrial _____
	residential R-.5 _____	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: change occupancy from nursing home to six apartments.

Violation(s):

Multifamily dwelling is forbidden use.

Lot area is insufficient.

Number of stories is excessive.

Proposal as submitted is excessive. Three or four units would be acceptable to abutters. Streets are narrow and unpaved. Recommend approval with provisos.

VOTED: In reference to petition Z-5696, Phyllis Osborne, 3 Parley Vale, Jamaica Plain, for a forbidden use and two variances for change of occupancy from nursing home to six apartments in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval only with the following provisos: that the occupancy not exceed four units; that plans for reduced occupancy be submitted for design review. Streets are narrow and unpaved.



2-5696
3 PARLEY VALE
(J.P.)

Board of Appeal Referrals 7/1/82

Hearing: 7/13/82

Z-5697

Albert D'Amico

155 Porter Street, East Boston
at Frankfort Street

Vacant land

District(s):	apartment <u>H-1</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: Ancillary parking of rental cars.

Violation(s):

Ancillary parking lot is forbidden use.

Site is located opposite City of Boston Daniel Webster School. This automotive use, which abounds in East Boston, has been a long-standing source of controversy, and its expansion into a residential area is opposed by a majority of the community. Recommend denial.

VOTED: In reference to petition Z-5697, Albert D'Amico, 155 Porter Street, East Boston, for a forbidden use for ancillary parking of rental cars in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Site is located opposite City of Boston Daniel Webster School. This automotive use, which abounds in East Boston, has been a long-standing source of controversy, and its expansion into a residential area is opposed by a majority of the community.

Board of Appeal Referrals 7/1/82

Hearing: 7/13/82

Z-5703

Donna Crosby

141a-141 L Street, South Boston
near East Sixth Street

3½-story structure

District(s): apartment H-1-50 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from two apartments and retail store to two apartments.

Violation(s):

Floor area ratio is excessive.

Removal of store front enhances residential structure. Violation is technical. Neighbors support proposal. Recommend approval.

VOTED: In reference to petition Z-5703, Donna Crosby, 141a-141 L Street, South Boston, for a variance for change of occupancy from two apartments and retail store to two apartments in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Removal of store front enhances residential structure. Violation is technical. Neighbors support proposal.



SOUTH
BAPTIST
CHURCH

JOSEPH TACKERMAN
SCHOOL

GASTON
SCHOOL
(E.L.)

FOURTH

FIFTH

SIXTH

SEVENTH

EIGHTH

BARRETT AVENUE

ROAD

Z-5703
141A-141 L STREET
(S.B.)

COLUMBIA

WILLIAM J. DAY
BRIDGE

Board of Appeal Referrals 7/1/82

Hearing: 7/13/82

Z-5719

Joseph Polito, Jr.

273-283 Meridian Street, East Boston
at Princeton Street

Three-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-1 waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from three-family dwelling and four stores
to four apartments and two stores.

Violation(s):

Dwelling converted for more families which does not meet lot area
requirements is forbidden use.

Lot area is insufficient.

Stores, vacant for many years, will be converted to apartment unit for
family members. Proposal will enhance property and neighborhood.
Recommend approval.

VOTED: In reference to petition Z-5719, Joseph Polito, Jr.,
273-283 Meridian Street, East Boston, for a forbidden
use and variance for change of occupancy from three-
family dwelling and four stores to four apartments
and two stores in a local business (L-1) district,
the Boston Redevelopment Authority recommends
approval. Stores have been vacant for many years.
Proposal will enhance property and neighborhood.



7-5719
273-283 MERIDIAN ST.
(E.B.)

Board of Appeal Referrals 7/1/82

Hearing: 7/13/82

Z-5720
Barney Walsh
37 Rugdale Road, Dorchester
near Valley Road

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.5_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from one- to two-family dwelling.

Violation(s):

Dwelling converted for more families which does not meet lot area requirements is forbidden use.

Lot area is insufficient.

Occupancy compatible with residential area. No opposition from neighbors.
Recommend approval.

VOTED: In reference to petition Z-5720, Barney Walsh, 37 Rugdale Road, Dorchester, for a forbidden use and variance for change of occupancy from one- to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Occupancy compatible with residential neighborhood.



Z-5720
37 RUGDALE ST.
(DOR.)

Board of Appeal Referrals 7/1/82

Hearing: 7/13/82

Z-5730

St. George Orthodox Church of Boston, Inc.
55 Emmonsedale Road, West Roxbury
near Woodard Road

Church structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family S-.5 manufacturing _____

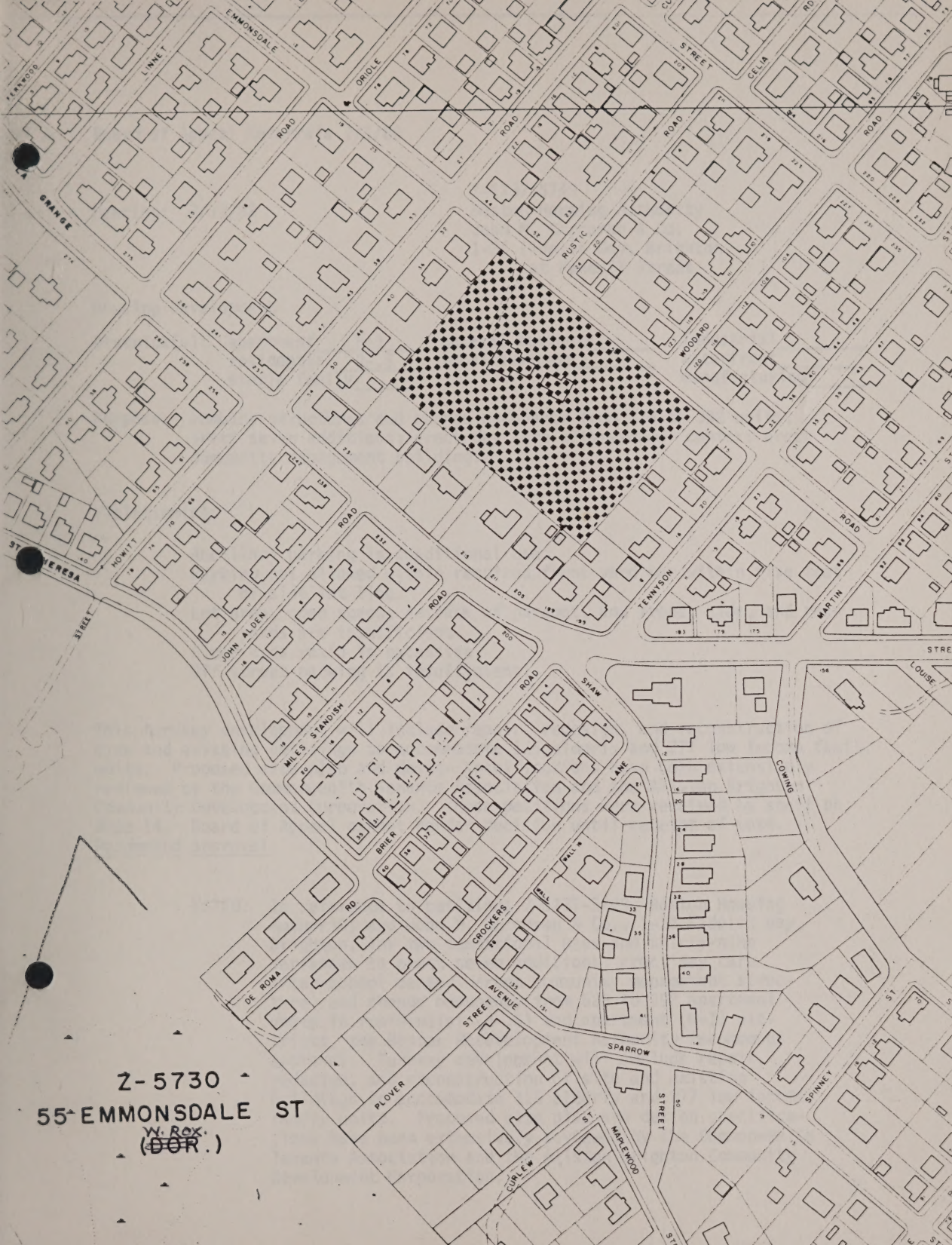
Purpose: change occupancy from church and parish center to church, parish center, and religious education; erect one-story addition.

Violation(s):

Accessory religious school is conditional use.

Proposed addition will contain seven classrooms, three offices, two rest rooms, and an open area. School needs can be adequately accommodated within existing facility. Neighbors and abutters are adamantly opposed to further construction on this site. Their problems and concerns are indicated in proposed vote. Recommend denial.

VOTED: In reference to petition Z-5730, St. George Orthodox Church of Boston, Inc., 55 Emmonsedale Road, West Roxbury, for a conditional use for a change of occupancy from church and parish center to church, parish center, and religious education and to erect a one-story addition in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Proposed addition will contain seven classrooms, three offices, two rest rooms, and an open area. School needs can be adequately accommodated within existing facility. Neighbors and abutters are adamantly opposed to further construction on this site because of the following problems and concerns: landscaping changes would violate original deed restrictions; use of function hall for nonreligious purposes; lack of fencing; lack of enclosed dumpster; that proposed addition might become site of an alternative school.



Z-5730
55-EMMONSDALE ST
W. Rox.
(DOR.)

Board of Appeal Referrals 7/1/82

Hearing: 7/13/82

Z-5737-5749
Boston Housing Authority
John M. Corcoran & Co.
1-34 Fidelis Way, Brighton
at Faneuil Street

Housing development

District(s): apartment H-1 general business _____ industrial _____
residential R-.5 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: combine structures and change occupancy from 528 to 392 units;
erect seven additions; erect day care after-school center; erect
community management building.

Violation(s):

Ancillary parking is conditional use.
Parking not allowed within required front yard nor within five feet
of side lot line.
Lot area, open space, setback of parapet, and front, side, and rear
yards are insufficient.
Floor area ratio is excessive.
Off-street parking is insufficient.

This turnkey development will include repair, redesign, and reconstruction of
site and existing buildings to accommodate 115 elderly and 277 low income family
units. Proposed site plan and design specifications have been extensively
reviewed by the Commonwealth Tenants Association and the Allston Brighton
Community Development Corporation. These petitions were received by staff on
June 14. Board of Appeal cannot render decision until receipt of vote.
Recommend approval.

VOTED: In reference to petitions Z-5737-5749, Boston Housing
Authority and John M. Corcoran & Co., 1-34 Fidelis Way,
Brighton, for two conditional uses and thirty-nine
variances to erect seven additions, erect day care
after-school center, erect community management struc-
ture, and change occupancy from 528 to 392 apartment
units in residential (R-.5) and apartment (H-1) dis-
tricts, the Boston Redevelopment Authority recommends
approval. Turnkey development will include repair,
redesign, and reconstruction of site and existing
buildings to accommodate 115 elderly and 277 low income
family units. Proposed site plan and design specifica-
tions have been extensively reviewed by the Commonwealth
Tenants Association and the Allston Brighton Community
Development Corporation.



MC. KINNEY
PLAYGROUND

Z-5737-49
1-34 FIDELIS WAY
(BRL)

